

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE:
FINAL DESIGNATION OF REDEVELOPER FOR DISPOSITION OF LOTS
129-135 ON ITASCA STREET IN MATTAPAN

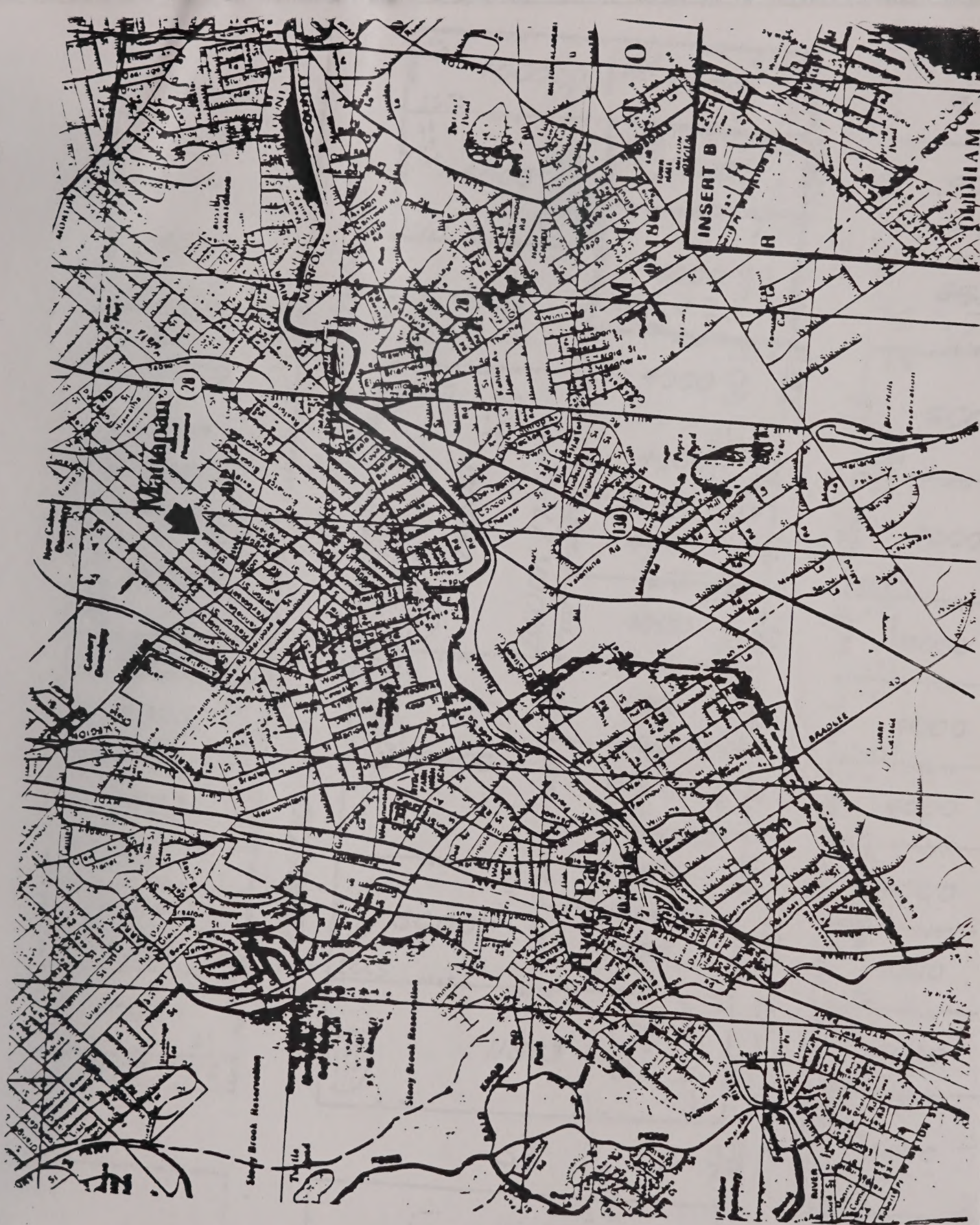
WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out this project which prohibit discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, James and Mattie Frazier have expressed an interest in and have submitted a satisfactory proposal for the development of lots 129-135 on Itasca Street, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That James and Mattie Frazier hereby receive Final Designation as Redeveloper of lots 129-135 on Itasca Street.
2. That it is hereby determined that James and Mattie Frazier possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the "Authority" guidelines.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed and any other instrument necessary to convey lots 129-135 on Itasca Street, to James and Mattie Frazier, said documents to be in the Boston Redevelopment Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).



8000 (2601)
6000
6000
4000
6000
2000
4000
4000
2000
2000
2000
4000
1479

4000
6000
6000
4000
14000
10000
6000
4000
11863

4000
4000
6000
6000
4000
4000
4000
4000
4000
4000
4000
6000
4000

COARADO

Plan 3274/400 ST.

ST.

Plan 3274/2nd

PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: James and Mattie Frazier
b. Address and ZIP Code of Redeveloper: 480 Norfolk Street, Apt. 107
Boston, MA 02126
c. IRS Number of Redeveloper: N/A

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding of, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Mattapan, Massachusetts

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts
is described as follows:

Lots 129-135 Itasca Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper is indicated below and is organized or operating under the laws of N/A

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

N/A

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of or N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set follows

N/A

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is under the appropriate numbered item on the form.
Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A plan by notes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock:
N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and the percent of interest or a description of the character and extent of interest.
N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.
N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 giving such person or entity more than a computed 10% interest in the Redeveloper (for example, 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 20% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed in Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$14
- b. Cost per dwelling unit of any residential redevelopment \$14
- c. Total cost of any residential rehabilitation \$N/A
- d. Cost per dwelling unit of any residential rehabilitation \$N/A

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average (if to be sold) for each type and size of dwelling unit involved in such redevelopment or sale:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED SALE PRICE</u>
2,000 sq. ft. house		\$140,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental:
N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in going estimates of sales prices: Refrigerator, washing machine, dryer, stove and air conditioner

CERTIFICATION

I (We), James and Mattie Frazier

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) and belief.²

Dated: April 2, 1992

Dated: April 2, 1992

James E. Frazier
Signature

Mattie Frazier
Signature

Owner/developer
Title

Owner/developer
Title

480 Norfolk St., Apt. 107,
Boston, MA 02126
Address and ZIP Code

480 Norfolk St. Apt. 107
Boston, MA 02126
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one or more; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or not more than five years, or both, for knowingly and willfully making or using any false writing or document the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development)
Transmit to HUD Unless Requested or Item 3b is Answered "Yes."

1. a. Name of Redeveloper: James and Mattie Frazier

b. Address and ZIP Code of Redeveloper: 480 Norfolk Street, Apt. 107
Boston, MA 02126

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Mattapan, Massachusetts

(Name of Urban Renewal or Redevelopment District Agency)

in the City of Boston

, State of Massachusetts

is described as follows:

Lots 129-135 Itasca Street, Boston, MA

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

4. a. The financial condition of the Redeveloper, as of N/A is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of the submission by more than six months, also attach an interim balance sheet not more than 60 days of

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land

N/A

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Shawmut Bank, Boston, MA

AMOUNT

\$ 90,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

Shawmut Bank, Boston, MA

AMOUNT

\$ 50,000

c. By sale of readily salable assets:

DESCRIPTION

N/A

MARKET VALUE

\$

LIEN OR CHARGE ON ASSET

\$

7. Names and addresses of bank references:

N/A

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7. Redeveloper's Statement for Public Disclosure and referred to herein as "Principals of the Rede- been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "Principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a vice president, director or trustee, or partner of such a redeveloper:

No

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction development contract?

If Yes, explain:

☒ YES ☐ NO

- c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ _____

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO
COMPLETE

N/A

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

N/A

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources of such contractor or builder for the performance of the work involved in the redevelopment of it, specifying particularly the qualifications of the personnel, the nature of the equipment, and experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying proposal is being made or any officer or employee of the Local Public Agency who exercises functions or responsibilities in connection with the carrying out of the project under which is covered by the Redeveloper's proposal is being made available, have any direct or indirect interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the such proposal?

☐ Yes ☒ No

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is in any other public official of the locality, who exercises any functions or responsibilities in the approval of the carrying out of the project under which the land covered by the Redeveloper's is being made available, have any direct or indirect personal interest in the Redeveloper or in redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ Yes ☒ No

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (or the financial statements referred to in item 4c) are attached hereto and hereby made a part hereof as

CERTIFICATION

I (We) James and Mattie Frazier

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached of the Redeveloper's qualifications and financial responsibility, including financial statements, are true to the best of my (our) knowledge and belief.

Dated: April 2, 1992

Dated: April 2, 1992

James E Frazier
Signature

Mattie Frazier
Signature

Owner/developer

Owner/developer

480 Norfolk Street, Apt. 107
Boston, MA 02126

480 Norfolk Street, Apt. 1
Boston, MA 02126

Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partner; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or not more than five years, or both, for knowingly and willfully making or using any false writing or document the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any

MEMORANDUM

APRIL 9, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT RUSH, DEPUTY DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT

SUBJECT: MATTAPAN NEIGHBORHOOD AREA:
FINAL DESIGNATION OF REDEVELOPER OF 129-135 ITASCA STREET

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") grant final designation to James and Mattie Frazier of 480 Norfolk Street, Boston, redeveloper of lot numbers 129-135 on Itasca Street for the purpose of developing a vacant lot for single family home.

The property located at lots 129-135 on Itasca Street in Mattapan contains approximately 10,000 square feet of vacant land. On March 12, 1992 the BRA authorized the advertisement of a Request for Proposal ("RFP") for the redevelopment of lots 129-135 on Itasca Street. The RFP guidelines called for the development of the whole lot for a single family home with preference given to families displaced from their homes by catastrophe.

This property is being conveyed to the Authority by the City of Boston's Real Property Department to serve as a replacement facility for the displaced family within their limited budget.

This lot has historically been unbuildable due to the considerable amount of boulders on the site. As a result, the property is being conveyed to the Authority as relocation site for the victims of a catastrophe at nominal consideration subject to adjustments as noted below. It has been agreed by all of the parties that in the unlikely event that a new home can be built for less than the available budget then the family will reimburse the City the difference between the available insurance proceeds and the total development cost, as long as that number does not exceed the true market value of the parcel.

The only proposal received in response to the RFP was from James and Mattie Frazier of 480 Norfolk Street, Boston, who were displaced from their home by a plane crash in Mattapan two years ago.

Upon receiving Final Designation, James and Mattie Frazier will build a single family dwelling for their new home.

It is, therefore, recommended that James and Mattie Frazier be granted final designation as redeveloper of lots 129-135 on Itasca Street consisting of 10,000 square feet of vacant land for the purpose of developing a single family home.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the Resolution entitled "Resolution of the Boston Redevelopment Authority Re: Final Designation of Redeveloper for disposition of lots 129-135 on Itasca Street in Mattapan".